

TRANSMISSION VERIFICATION REPORT

TIME : 02/09/2004 12:57  
NAME : CDK REALTY  
FAX : 2142532141  
TEL : 2142532140

DATE, TIME  
FAX NO./NAME  
DURATION  
PAGE(S)  
RESULT  
MODE

02/09 12:55  
2146703409  
00:01:24  
04  
OK  
STANDARD  
ECM

# CDK

COMMERCIAL REAL ESTATE  
REALTY ADVISORS

## FAX Cover Sheet

To: Glenda  
From: Jo Anne Kroener  
Fax: 214-670-3409  
Pages: 4, including cover sheet  
Phone: 214-670-0777  
Date: 2/9/2004  
Re: MELT Committee with TREC cc:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Brent Kroener and his teammate Angela Washington would need approximately 10-15 minutes to meet with Mr. Hill about the objectives of the Municipal & Educational Leadership Teams of The Real Estate Council and their 2004 initiatives.

I can be reached at the 214-253-2140 number, extension 13. Thank you for your help,  
Jo Anne

Jo Anne Kroener  
CDK Realty Advisors  
2301 N. Akard Street, Suite 100  
Dallas, Texas 75201  
Ph: 214-253-2140 ext 13  
Fax: 214-253-2141  
Cell: 214-477-4482

GOVERNMENT  
EXHIBIT

1883

3:07-CR-0289-M



COOLEY • CONAHOE • KROENER  
REALTY ADVISORS

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Cell: 214-477-4482  
email: jo@cdkra.com

214-620-3409



Fr. Paula  
will send Fact  
Sheet electronically.



3917 Preston Road • Suite 750 • Dallas, Texas 75225  
Tel 214.692.3600 • Fax 214.692.3330 • [www.recouncil.com](http://www.recouncil.com)

RECEIVED  
JAN 14 2004 Tel: 214.632.7100

Dear Mr. Griffith:

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Anne Raymond will contact you within the next couple of weeks to establish a regular line of communication. This will allow information to flow from our organization about issues as well as receive information from you, the elected official.

Please feel free to contact me with any questions or concerns. As always, we welcome any feedback regarding this new initiative.

Sincerely,

*Paula*  
Paula Blackmon

**Director of Public Affairs and Programs**

Affairs and  
1.15.04

Paula  
Hunt

Don

**CHAIRMAN OF THE BOARD**  
Will Curdson  
CLB Partners

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David S. Gruber  
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Karl Zimshausen  
Bank of America

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*New!*
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DATE, TIME	02/09 12:58
FAX NO./NAME	2146705117
DURATION	00:01:27
PAGE(S)	04
RESULT	OK
MODE	STANDARD ECM

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CDK REALTY ADVISORS

## FAX Cover Sheet

To:	Kirk Hemphill	From:	Jo Anne Kroener
Fax:	214-670-5117	Pages:	4, including cover sheet
Phone:	214-670-0781	Date:	2/9/2004
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COO/JUDY ADAMS/JOE KROENER  
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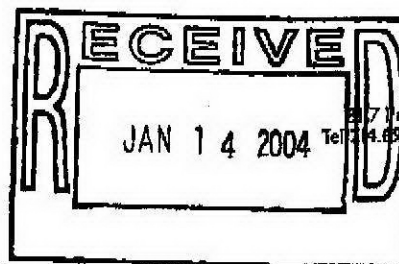
**TREC**

817 Preston Road • Suite 750 • Dallas, Texas 75225  
Tel: 214.692.3600 • Fax: 214.692.3330 • www.reconcil.com

To: Brent K.  
2-253-2141

Fr. Paula  
will send Fact  
Sheet electronically.

January 12, 2004



The Honorable Gary Griffith  
City of Dallas  
1500 Marilla, Room 5FN  
Dallas, TX 75201

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*Paula*  
Paula Blackmon

Director of Public Affairs and Programs

1.15.04

*Paula*  
*Brent!*  
*Dan*

CHAIRMAN OF THE BOARD  
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Deborah Newman  
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Bank One  
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Byron Birkland  
Jackson Water, LLP  
Lucy Billingsley  
Billingsley Company  
Charles Cohen  
Cousins Properties  
R. Scott Dennis  
INVECO Realty Advisors  
Tom Eberhardt  
Guaranty Bank  
Mark Fawin  
Timothy Crew Company  
Steve Gossell  
Transcend Equity Development  
Lee Jackson  
University of North Texas System  
William Jackson  
Northstar Capital  
Ron Kirk  
Gordon Wyman Savell, LLP  
Eric Krueger  
Centex Construction Company  
Lisa Anne Laughlin  
W Dallas Victory Hotel and Residences  
Mark Lunsford  
The Holt Companies  
Robert McClain  
Civic Holdings  
Lus Mulcher  
Wealth Development  
John Nolan  
Winstead Securities & Mink, P.C.  
David Peelle  
Unocal Property Company  
Ray Perryman  
Perryman Group  
Pat Priest  
The Beck Group  
Paul A. Pulliam  
Republi. Title of Texas, Inc.  
Jason Pumpelly  
Holiday Inn Express Hotel, LLC  
Brian Szebins  
Camp & Stephens  
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Mobile 214.957.8221 FAX 214-670-3409  
Don Hill Glenda — does calendar  
Steve Williams 214-670-0777  
teammate Angela Washington Cooler than  
214-672-2144

Dr. Marine Thornton (Gese) DIST 4  
Liah Hemphill 214-670-0781  
teammate Kevin Wisdom 214-220-3880  
FAX 214-670-5117

LM 2/9  
LM 2/16  
LM 2/20

MONDAY MARCH 1, 2004

Lym  
GLENDA  
214-670 0772

conferred

Angela  
11:30  
No Thurs this week  
Fri

Kevin Wisdom  
214.220.3880

214.405.9352  
W or Friday



Don Hill - Angela Washington  
is temporary Steve Williams

Maxine

Levin Widom

Kirk Henfield

call city council first  
then inform meeting was sent to all

15-30 minutes  
appt. repress TREC  
"The

Council  
Members

① read background

② call to set meeting at their office  
- show file  
- explain resources  
- issues (?)  
- what can we do  
- offer resources

3/1/04  
Meeting w/  
Don Hill  
notes

## Transportation

- Southern Dallas Development  
Frisco example - development flow trans plan  
Need new ideas + dev plans  
Subcomm to Trans + Tech Committee  
Christian Co presenters - realistic assessments  
Need info re: demographics etc in order for developers to make decisions  
Develop around transit stations  
Help in marketing + developing an economic environment
- Highways  
I 35 67 + B development??  
I 9?
- April/May UNT discussion; how should City fit in?  
PD around campus? Private developer?  
Thought Ideas Plans - how to generate  
Lee Jackson, Sen West  
DART Ledbetter line extension  
What are UNT's plans for the site
- What kind of info s/b available to developers provided by City  
Don't have staff to do this, economic development strategies

## Employment Center

Bond money \$2.344 per corridor by 2007  
Use for <sup>any kind</sup> economic development in Southern Sector



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Chamber of Commerce Site  
① [maps.dallaschamber.org](http://maps.dallaschamber.org)

- There is a lot of development potential in the southern Dallas sector; however, transportation will play a major role in that development and the City does not have the resources to develop an adequate transportation plan at this time.
- He cited Frisco as an example of a municipality that has a plan for transportation flow.
- He needs new ideas and development plans for South Dallas. With DART expanding, transportation can be a key to new development.
- The City Council has a subcommittee to its Transportation and Technology Committee as an arena to present and discuss ideas. Recently the Christian Company made a presentation regarding realistic assessments....
- **This is an opportunity for TREC to make a presentation to this committee to discuss, for example, demographics, development patterns, etc. What would it take to entice developers to decide to develop in South Dallas?**
- DART has expansion plans to go through South Dallas (the Ledbetter Line extension). There are development opportunities around the DART stations, yet there is very little activity like that which has occurred in Garland and Plano. What will it take to generate this activity? What can the City do to generate interest in the development community?
- He also mentioned that I35 and Highway 67 are to undergo \$1 billion redevelopment. Also mentioned a new interstate—I9?

Councilman Hill could use TREC's help in coming up with a marketing plan to describe the development opportunities in South Dallas; describe the economic environment, etc.

- In April or May there will be a meeting regarding the UNT campus. How should the City coordinate with this project? What should be the planned development? How can the City get the private development community involved in this opportunity?
- What kind of information and resources should the City provide to the development community to generate interest in South Dallas? The City does not have the staff to do this. **Can TREC assist in designing economic development strategies on this opportunity?**
- Each City Councilman has been allocated \$2-3 million in bond funds to be utilized for any kind of economic development in their districts. May be able to access these funds to assist in this effort. *Team*

Technical Assistance Committee



Ann Alleson

Jon Hill

5-20-2004

① Richie Butler

② Not money for site control

Financial

Architectural

Environmental

Land Usage

③ Emerging Domestic Markets

④ Bernice Butler

Frank Minneapolis

David Watson - Direct Development

Westmoreland Site

**To: The Files**

**From: Brent W. Kroener**

**Date: March 19, 2004**

**Re: Meeting with Don Hill**

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Angela Washington and I met with Deputy Mayor Pro Tem Don Hill on Monday, March 1, 2004. After a brief introduction and discussion of The Real Estate Council and its newest initiative, the Municipal and Educational Leadership Teams, we inquired of Councilman Hill of how we could assist him and what some of his current concerns were. The following is a summary of the points discussed:

- There is a lot of development potential in the southern Dallas sector; however, transportation will play a major role in that development and the City does not have the resources to develop an adequate transportation plan at this time.
- He cited Frisco as an example of a municipality that has a plan for transportation flow.
- He needs new ideas and development plans for South Dallas. With DART expanding, transportation can be a key to new development.
- The City Council has a subcommittee to its Transportation and Technology Committee as an arena to present and discuss ideas. Recently the Christian Company made a presentation regarding realistic assessments....
- **This is an opportunity for TREC to make a presentation to this committee to discuss, for example, demographics, development patterns, etc. What would it take to entice developers to decide to develop in South Dallas?**
- DART has expansion plans to go through South Dallas (the Ledbetter Line extension). There are development opportunities around the DART stations, yet there is very little activity like that which has occurred in Garland and Plano. What will it take to generate this activity? What can the City do to generate interest in the development community?
- He also mentioned that I35 and Highway 67 are to undergo \$1 billion redevelopment. Also mentioned a new interstate—I9?
- **Councilman Hill could use TREC's help in coming up with a marketing plan to describe the development opportunities in South Dallas; describe the economic environment, etc.**
- In April or May there will be a meeting regarding the UNT campus. How should the City coordinate with this project? What should be the planned development? How can the City get the private development community involved in this opportunity?
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COOLEY•DONAHUE•KROENER  
REALTY ADVISORS

November 2, 2004

Deputy Mayor Pro Tem Donald W. Hill  
Council District 5  
Dallas City Council  
1500 Marilla Street, Rm 5EN  
Dallas, TX 75201

RE: **Fall Gala 2004: Dreamers, Doers & Unsung Heroes**

Dear Don,

I'm sure that you get many requests for attendance at an assortment of events in the greater Dallas Area. The Real Estate Council hopes that you can put the Fall Gala on your calendar and help invigorate their efforts to enhance our community quality of life and accomplish long-term job growth.

The Gala this year will be held at the Gaylord Texan facility and has a Lone Star theme, one of several annual events that TREC hosts. We welcome you to any event on our calendar and hope that you will be able to come on Saturday, November 20, 2004. Call me if you plan to attend and I will RSVP for you and get you any other details

Enclosed are lists of our community grants, technical assistance and volunteer resources, with a map of current projects. Facilitating technical assistance for a study focused on Economic Development in the Southern Sector, under your guidance, hopefully is under way. Let me know if there is more we can do.

Please consider me a resource for commercial real estate in the metroplex as I can call on our 1200 members for information. We are unified in supporting a better quality of life for the Dallas area.

Sincerely,

Brent Kroener

Cc: Angela Washington



COOLEY•DONAHUE•KROENER  
REALTY ADVISORS

November 2, 2004

Dr. Maxine Thornton-Reese  
Councilman, District 4  
Dallas City Council  
1500 Marilla Street, Rm 5FN  
Dallas, TX 75201

**RE: Fall Gala 2004: Dreamers, Doers & Unsung Heroes**

Dear Dr. Thornton-Reese,

I'm sure that you get many requests for attendance at an assortment of events in the greater Dallas Area. The Real Estate Council hopes that you can put the Fall Gala on your calendar and help invigorate their efforts to enhance our community quality of life and accomplish long-term job growth.

The Gala this year will be held at the Gaylord Texan facility and has a Lone Star theme, one of several annual events that TREC hosts. We welcome you to any event on our calendar and hope that you will be able to come on Saturday, November 20, 2004. Call me if you plan to attend and I will RSVP for you and get you any other details

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Sincerely,

Brent Kroener

Cc: Kevin Wisdom





CITY OF DALLAS

DONALD W. HILL  
Deputy Mayor Pro Tem  
Email: dwhill@ci.dallas.tx.us

Committees:  
Finance & Audit, Chair  
Public Safety  
Transportation & Telecommunications  
Police & Fire Pension Board

November 15, 2004

Brent Kroener *BK 11/16/04*  
CDK Realty Advisors  
2301 N. Akard Street, Suite 100  
Dallas, TX 75201

Dear Brent:

Thank you for your letter. In discussion with Paula Blackmon and Fulton Duncan, we developed a plan to seek financial assistance for a redevelopment study of the Lancaster-Kiest corridor. My information is that the application for such a grant should be made in November-December, 2004. I look forward to the implementation of this ambitious plan.

Sincerely,

Donald W. Hill  
Deputy Mayor Pro Tem